

**RESOLUTION NO. 2024-\_\_\_\_\_**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS  
OF THE ACT OF PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.  
L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952  
AS AMENDED.

The applicant/owner of the property located at 129 East Market Street proposes to add a garage door and trim to match the existing garage doors that were previously approved by HARB.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the proposal.

Sponsored by: /s/ \_\_\_\_\_

/s/ \_\_\_\_\_

ADOPTED BY THE COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

/s/ \_\_\_\_\_

President of Council

ATTEST:

/s/ \_\_\_\_\_

City Clerk

## **HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #1: The applicant/owner of the property located at 129 East Market Street proposes to add a garage door and trim to match the existing garage doors that were previously approved by HARB.

OWNER: Bruce Campbell  
129 East Market Street  
Bethlehem, PA 18018

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The Board upon motion by Michael Simonson and seconded by Nik Nikolov adopted the proposal that City Council issue a Certificate of Appropriateness for the addition of a new garage door and related trim to match the existing garage doors and related trim, with the following conditions;

1. The new garage door and related trim shall be painted to match the color of the existing garage doors (Desert Tan) and related trim (Mystique by Valspar).
2. There will be no visible hardware on the new garage door.

The vote was unanimous to approve the addition of a new garage door and related trim to match the existing garage doors and related trim, as per the motion.

### **Guideline Citation:**

Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### Bethlehem Historic District Design Guidelines

Page 11: Garage Doors: Occasionally, modern functions require openings not found in historic architecture, such as garage doors. HARB endeavors to integrate these types of openings into buildings while maintaining the historic character of the building and the neighborhood, which generally means minimizing their visibility from the public way.

The HARB encourages,

- Retaining and maintaining historic wood garage doors
- Installing new garage doors that are visually unobtrusive, stylistically compatible with and appropriately scaled to the garage and/or principal building, with a smooth finish
- Garage door openings that do not require removal of decorative features

The HARB discourages,

- Garage doors that are visually prominent

Page 8: Paint: The HARB encourages,

- Hand washing with mild detergent and bristle brush, hand scraping, and hand sanding

The HARB discourages,

- Rotary tools – disks can leave circular marks and wires can tear into the surface
- Heat guns and heat plate – can ignite paint or underlying surface if left in one location too long
- Chemical paint removers – can raise grains, be expensive, and potentially volatile; runoff can be hazardous
- Flame tools, blow torches to soften paint – smoldering sparks can potentially start a fire; lead components in paint can vaporize and create highly toxic fumes
- Sandblasting – can be abrasive to surface, wear away protective exterior coating and raise the wood grain
- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

**Evaluation, Effect on Historic District, Recommendations:** The proposed work conforms with the intent of the Secretary of the Interior’s Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.



Date of Meeting: April 3, 2024

By: **H. Joseph Phillips**  
Title: **Historic Officer**